

151.0

0002

0029.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

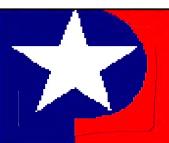
812,700 / 812,700

USE VALUE:

812,700 / 812,700

ASSESSED:

812,700 / 812,700



PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		BUENA VISTA RD, ARLINGTON

OWNERSHIP

Owner 1:	DIETRICH STEPHAN &	Unit #:	
Owner 2:	PENOT- DIETRICH CECILE		
Owner 3:			

Street 1: 191 LOWELL ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: N
Postal: 02474		Type:	

PREVIOUS OWNER

Owner 1:	LOMBARDI KEITH E -
Owner 2:	-

Street 1: 75 BARTLETT AVE

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		
Postal: 02476		Type:	

NARRATIVE DESCRIPTION

This parcel contains 8,750 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Vinyl Exterior and 1819 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8750		Sq. Ft.	Site		0	80.	0.78	9									546,000						546,000	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										100161
										GIS Ref
										GIS Ref
										Insp Date
										04/14/18

Parcel ID 151.0-0002-0029.0

!11855!

PRINT

Date	Time
12/11/20	01:59:17

LAST REV

Date	Time
04/27/18	08:51:02

ekelly

11855

ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOMBARDI KEITH	63841-507		6/30/2014		575,000	No	No		
HERBERT EDWARD	62864-363		10/31/2013		490,000	No	No		
	12631-358		5/13/1974		45,000	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
4/14/2018		MEAS&NOTICE							HS	Hanne S		
10/29/2008		Meas/Inspect							345	PATRIOT		
12/27/1999		Inspected							276	PATRIOT		
12/7/1999		Mailer Sent										
11/19/1999		Measured							263	PATRIOT		
7/20/1993									RV			

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 19 - Ranch				Full Bath: 1	Rating: Average			PDAS. COAL STOVE IN BMT FP. OF=BMT SINK.														
Sty Ht: 1 - 1 Story				A Bath:	Rating:										42							
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																	
Foundation: 1 - Concrete				A 3QBth:	Rating:																	
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average																	
Prime Wall: 4 - Vinyl				A HBth:	Rating:																	
Sec Wall:	%			OthrFix: 1	Rating: Fair																	
Roof Struct: 1 - Gable				OTHER FEATURES																		
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 1												
Color: WHITE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O													
View / Desir:				Frl: 2	Rating: Average			Other														
GENERAL INFORMATION				WSFlue:	Rating:			Upper														
Grade: C - Average				CONDOS INFORMATION				Lvl 2														
Year Blt: 1955	Eff Yr Blt:			Location:				Lvl 1														
Alt LUC:	Alt %:			Total Units:				Lower														
Jurisdct: G15	Fact: .			Floor:				Totals	RMS: 6	BRs: 2	Baths: 1	HB 1										
Const Mod:				% Own:																		
Lump Sum Adj:				Name:																		
INTERIOR INFORMATION				DEPRECIATION																		
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %																	
Prim Int Wall: 1 - Drywall				Functional:		%																
Sec Int Wall:	%			Economic:		%																
Partition: T - Typical				Special:		%																
Prim Floors: 3 - Hardwood				Override:		%																
Sec Floors: 4 - Carpet	30 %			Total:	18.6 %																	
Bsmnt Flr: 14 - Asphalt Tile				CALC SUMMARY																		
Subfloor:				Basic \$ / SQ: 95.00																		
Bsmnt Gar: 1				Size Adj.: 1.35000002																		
Electric: 3 - Typical				Const Adj.: 0.99693000																		
Insulation: 2 - Typical				Adj \$ / SQ: 127.856																		
Int vs Ext: S				Other Features: 87800																		
Heat Fuel: 1 - Oil				Grade Factor: 1.00																		
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000																		
# Heat Sys: 1				NBHD Mod:																		
% Heated: 100				LUC Factor: 1.00																		
Solar HW: NO				Adj Total: 327642																		
% Com Wall				Depreciation: 60941																		
				Deprecated Total: 266701																		
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:										
SPEC FEATURES/YARD ITEMS				PARCEL ID 151.0-0002-0029.0										IMAGE								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		AssessPro Patriot Properties, Inc			
2	Frame Shed	D	Y		16X8	A	AV	1985	0.00	T	27.2	101										
More: N	Total Yard Items:					Total Special Features:								Total:								